



Bentree House, Old Forge Lane, Preston Capes, Northants, NN11 3TD

HOWKINS &
HARRISON

Bentree House, Old Forge Lane,
Preston Capes, Northamptonshire,
NN11 3TD

Offers In the Region Of: £675,000

A beautifully presented detached family home, situated on a quiet lane of the picturesque village of Preston Capes occupying a prominent and elevated position overlooking stunning countryside views, offering generously proportioned and versatile living accommodation across three floors.

Features

- Large elevated plot
- Surrounded by stunning countryside views
- Quiet picturesque location
- Large detached double garage with workshop above
- Driveway with ample parking for multiple vehicles
- Six generous bedrooms with en-suite to master
- Recently refurbished conservatory
- Large lounge/diner with multi-fuel burning stove
- Energy Rating - D



Location

Preston Capes is a small village set in the heart of the South Northamptonshire countryside, equal distance between Daventry and Towcester. Preston Capes can be accessed from both ends of the village and continues southwards until it enters Canons Ashby parish. The beautiful Church of St Peter and St Paul has stood in Preston Capes for over 750 years.

- Daventry 7 miles
- Towcester 7 miles
- Banbury railway station 14.7 miles
- Northampton railway station 15.1 miles
- Long Buckby railway station 9.7 miles
- M1 junction 16, 10 miles & M40 junction 11, 14 miles



Ground Floor

Steps rise to the partially glazed front door into a light filled porch with original wood block flooring. Glass doors lead into a generous hallway with stairs rising to the first floor accommodation, laid with engineered oak floors that run through into a spacious L-shaped lounge/dining room featuring a multi-fuel wood burning stove. Sliding doors open on to a pretty sun-drenched courtyard and views of the garden and fields beyond. To the rear of the lounge, double doors open to further sitting room/study. The recently refurbished conservatory accessed off the dining area makes the most of the south-facing aspect. Door through to a modern kitchen/breakfast room fitted with modern cream gloss base and eye-level cabinets with integrated fridge and space for dishwasher and large American fridge/freezer with plenty of storage. Double glazed doors from the breakfast lead down to a cosy sitting room. A large utility room is situated off the kitchen with sink, ample storage and space for white goods, doors lead to the garden at the rear and the front side access.

First Floor

Arranged off a spacious landing, are four generous double bedrooms on the first floor all with outstanding views; including the master bedroom with fully fitted wardrobes and recently refurbished three-piece en-suite with walk in double shower. The newly fitted family bathroom comprises separate bath and shower.





Second Floor

Stairs from the first-floor landing access the second floor to another generous double bedroom and large single bedroom/study. There is a third bathroom with white bathroom suite including shower.

Outside

A paved driveway with access to off road parking in front of the detached double garage benefitting from electric roller door, and an impressive iron gate way rising onto a well-lit drive and pebbled courtyard to the front of the property. There is an archway and paved area leading to the side entrance of the property entering via the utility. A large workshop area is above the garage, with power and light.

To the rear of the property the garden rises up from paved areas adjacent to the house mainly laid to lawn and partially terraced with flower and shrub borders, with a garden shed and seating area, overlooking the surrounding fields.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

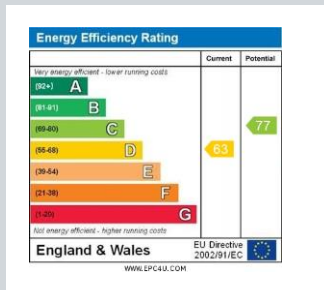
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council:0300-126700

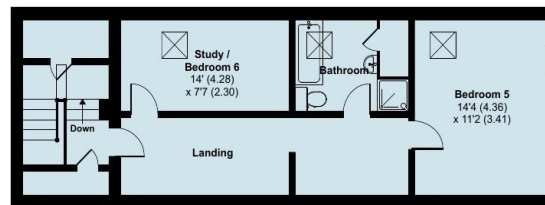
Council Tax Band—F



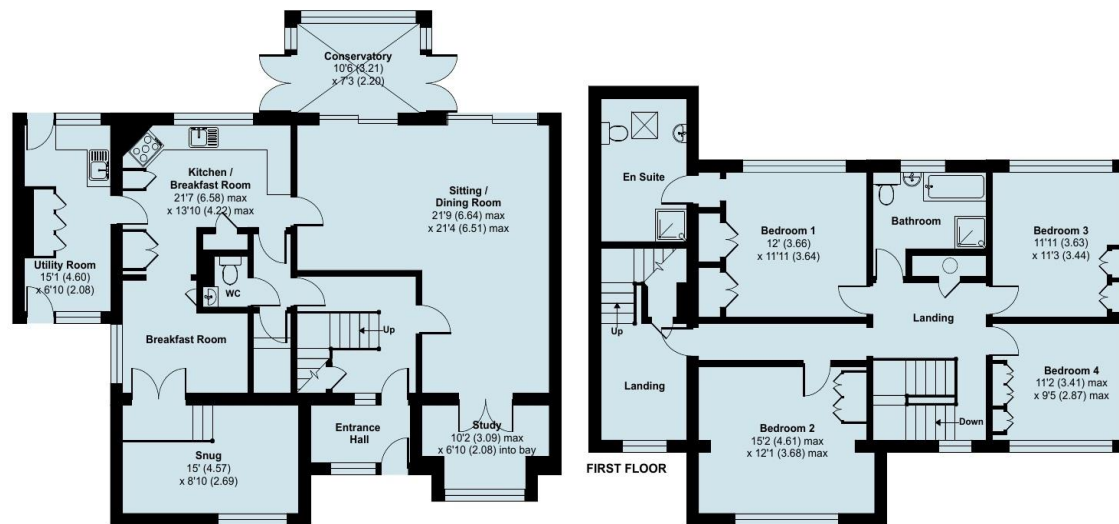
Old Forge Lane, Preston Capes, Daventry, NN11

Approximate Area = 3037 sq ft / 282.1 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1248627

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